RHA Meeting Minutes – May 25, 2017

MEMBERS PRESENT: Jason Passmore, Shannon Gebel, Bernard Peterson, Steve Roach, Jamie Blume, Denise Schneider, Mary Engstrom, Megan Kohr, Amy Bouska, Pat Murray and Gary Bowden.

STAFF PRESENT: Karine Schager, Jenna Siebrecht, Lori Brockway and Mary Huinker

CALL TO ORDER: The Upper Explorerland RHA quarterly meeting was called to order at 1:04 pm by Chair Jason Passmore at UERPC in Postville, IA.

APPROVAL OF AGENDA: A motion was made by Gebel/Peterson to approve the agenda. Motion carried unanimously.

APPROVAL OF MINUTES: A motion was made by Roach/Schneider to approve the minutes of the 1/26/17 meeting. Motion carried unanimously.

FINANCIAL REPORT UPDATE: Lori Brockway explained the financial reports as of April 2017 with a net profit of $6,363.37. A motion was made by Roach/Engstrom to approve the financial reports. Motion carried unanimously.

CONSIDER THE APPROVAL OF DISBURSEMENTS FOR PUBLICATION: A motion was made by Gebel/Bouska to approve the disbursements for publication. Motion carried unanimously.

PROGRAM STATUS REPORT: Lori Brockway gave the Section 8 status report. Following are the numbers of units under contract with the RHA as of May 1, 2017: Allamakee County – 59 families. Clayton County – 88 families. Fayette County – 199 families. Howard County – 56 families. Winneshiek County – 27 families. These numbers include handicap and disabled. We currently have 20 port-outs with 9 projected to be absorbed in June. Our lease up number was at 449.

DISCUSSION REGARDING SHORTFALL STATUS: Lori Brockway discussed the 2017 Plan of Action regarding the agencies shortfall. Once actions are in place, HUD will re-visit progress of the shortfall on June 30th.

RESOLUTION TO CHANGE OCCUPANCY STANDARDS: Lori Brockway explained that a letter will go out to all tenants we have leased up informing them of our new occupancy standards. The Resolution will allow the UERHA to determine occupancy standards to any applicant to be based on the "two heartbeats per room" rule. This means that there will be two people in every bedroom regardless of age or gender. A motion was made by Bowden/Gebel to approve the occupancy standards. Motion carried unanimously. Roll call for RESOLUTION 17-02 TO CHANGE OCCUPANCE STANDARDS was carried unanimously.

SCHEDULE NEXT RHA MEETING: The next meeting is scheduled for August 17, 2017 at 1:00 pm.

FLOOR ITEMS: Lori Brockway wanted to let the Board know that she'd be sitting in on a conference call on Friday, May 26th regarding tenant based rental assistance funds. If awarded, the funds would help our agency pull people off the waiting list. Also, Amy Bouska announced to the Board that there was an informative FrontLine program on Iowa Public Television about affordable housing. For anyone interested in watching, it can be seen on their website as well.

ADJOURNMENT: A motion to adjourn was made by Bouska/Gebel. Motion carried unanimously. The meeting adjourned at 2:03 pm.

The above constitutes my interpretation of the matters discussed and the decisions reached. Please contact the undersigned for any errors or omissions.

Mary Huinker

Mary Huinker, Secretary